Davidson County
Batch# 96241 DEEDQC
05/24/2018 09:46:18 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180524-0049747

Prepared by and Return to:
John T. Rouse
McGlinchey Stafford, PLLC
424 Church Street, Suite 2000
Nashville, TN 37219
(615) 762-9080

State of Mississippi
County of Madison
The actual consideration or value whichever is whichever is greater for this transfer is $0.

Affiant

Notary Public
My Commission Expires: 6/8/19
(Affix Seal)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 56285 MARLO J. BROWN Commission Expires June 8, 2019 MADISON COUNTY

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Rachel Arnold and	Rachel Arnold and	12-3/009.00
Jimmy Sparkman	Jimmy Sparkman	12-3/0010.00
0 Sunnyslope Lane	0 Sunnyslope Lane	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

For and in consideration of the sum of ten dollars cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Bayview Loan Servicing, LLC, hereinafter called the Grantor, has bargained and sold, and by these present do transfer and quitclaim unto Rachel Arnold, unmarried and Jimmy Sparkman and Sandra Sparkman, husband and wife, as tenants in common with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot No. 15 and reserved Parcel "A" on the plan of Section Two, Grizzard Manor, of record in Book 4660, Page 17, amended as to subject Lot 15 specifically in Book 4755, Page 910, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 15 and reserved Parcel "A" front together 284.18 feet on the southwesterly margin of Sunnyslope Lane and extends back 362.4 feet on the northwesterly line and 470.82 feet on the southerly line to a point of intersection.
>
> Being the same property conveyed to Rachel Arnold, unmarried and Jimmy Sparkman and Sandra Sparkman, husband and wife, as tenants in common with right of survivorship by Warranty Deed from Leon Brenneman dated August 29, 2016 and recorded 8/31/2016 in Instrument Number 20160831-0091434; and the

same property previously conveyed to Leon Brenneman by Special Warranty Deed from Bayview Loan Servicing, LLC, dated February 25, 2016 and recorded 3/3/16 in Instrument Number 20160303-0020624; and the same property previously conveyed to Bayview Loan Servicing, LLC by Deed in Lieu of Foreclosure from Timothy H. Bennett, an unmarried person, dated 6/26/15 and recorded 7/17/15 in Instrument Number 20150717-0070110; and the same property previously conveyed to Timothy H. Bennett by Quitclaim Deed (pursuant to terms of divorce filed in Davidson County Docket No. 06D-2886) from Mary T. Bennett aka Mary Louise Bennett, dated 4/30/07 and recorded 5/3/07 in Instrument Number 20070503-0052870; and previously conveyed to Timothy H. Bennett and wife, Mary T. Bennett by Warranty Deed from Charles Edward Diatikar and wife, Wanda Diatakar, dated 11/6/87 and recorded 11/13/87 in Book 7402, Page 306, Register's Office for Davidson County. Tennessee.

Property known as: 2013 Sunnyslope Lane, Goodlettsville, TN 37072 and unimproved property known as 0 Sunnyslope Lane, Goodlettsville, TN 37072

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This quitclaim deed is filed to transfer Reserved Parcel "A" identified as 0 Sunnyslope Lane, Goodlettsville, TN 37072 (12-3/0010.00) due to the previous failure of conveyance in the chain of title from Leon Breeneman to Rachel Arnold, unmarried and Jimmy Sparkman and Sandra Sparkman, husband and wife, as tenants in common with right of survivorship by Warranty Deed from Leon Brenneman dated August 29, 2016 and recorded 8/31/2016 in Instrument Number 20160831-0091434.

2016 taxes have been paid by the Grantor on 0 Sunnyslope Lane, Goodlettsville, TN 37072 (12-3/0010.00). All future taxes will be assumed by the Grantee herein.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set its hand this 20th day of April, 2018.

BAYVIEW LOAN SERVICING, LLC

By: _____

Name: ROBERT HODAPP

Title: First Vice President

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 20 day of April, 2018, by Robert Hodapp, who is personally known to me (or satisfactorily proven) to be the FVP of BAYVIEW LOAN SERVICING, LLC, the FVP herein and who acknowledged that he/she executed the same on behalf of the Grantor for the purposes contained therein.

_____
NOTARY PUBLIC

My Commission expires: 6/12/2021

Nicole Currey
Commission # GG092330
Expires: June 12, 2021
Bonded thru Aaron Notary